

CITY OF ALBUQUERQUE



March 24, 2020

Freddie Montoya, RA
Casa Design Studio
4515 10th Street NW
Albuquerque NM 87107

Re: Uptown-Sandia View Assisted Living
8211 Cutler Avenue NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 02-04-2020 (H19D089)

Dear Mr. Montoya,

The TCL submittal received 03-24-2020 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

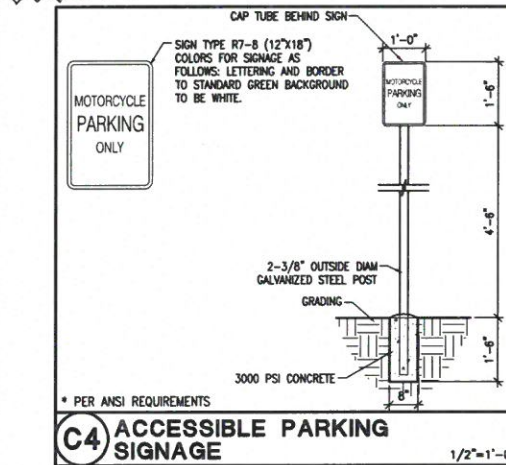
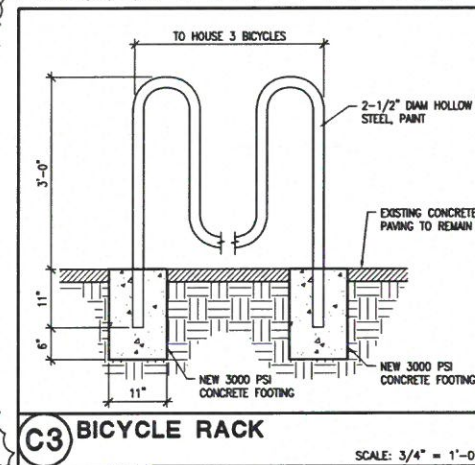
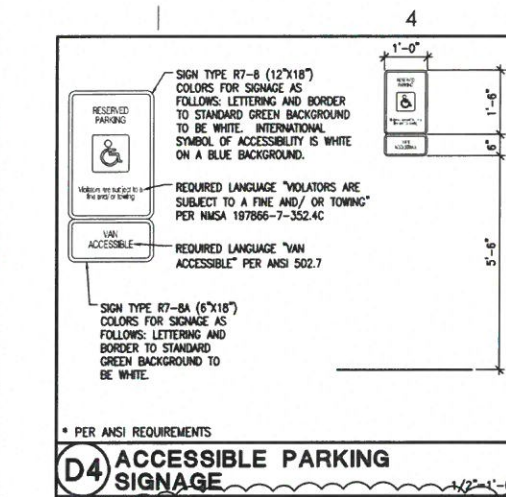
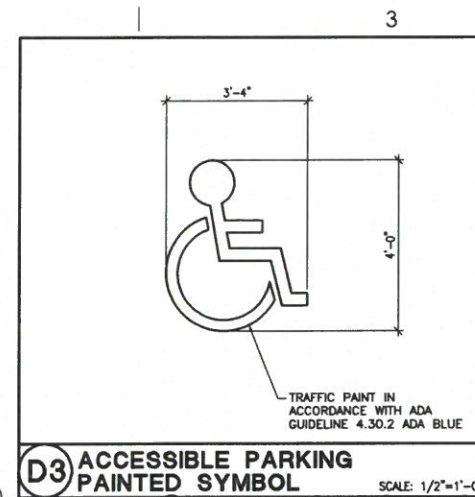
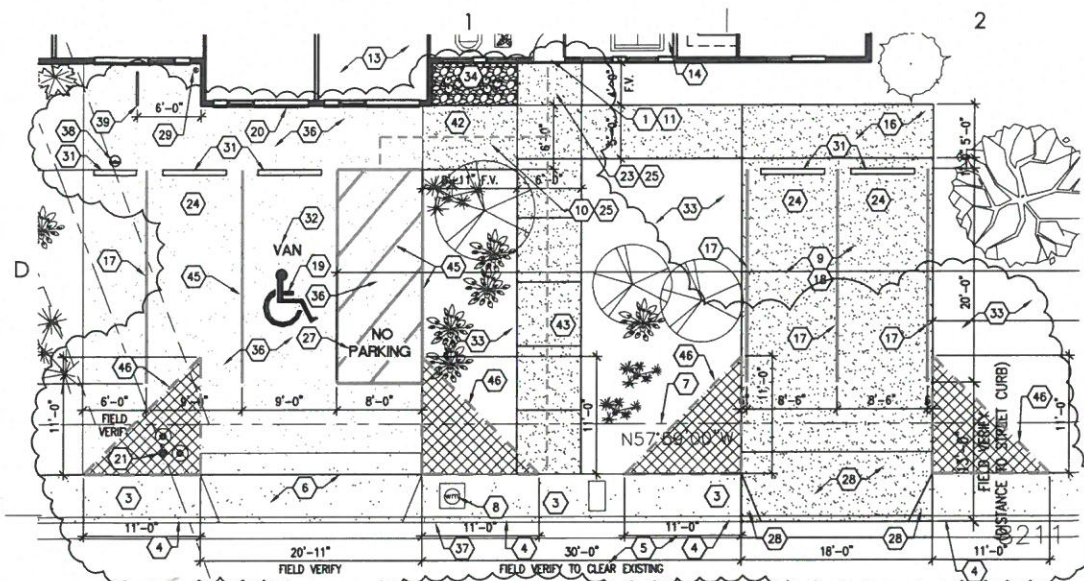
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

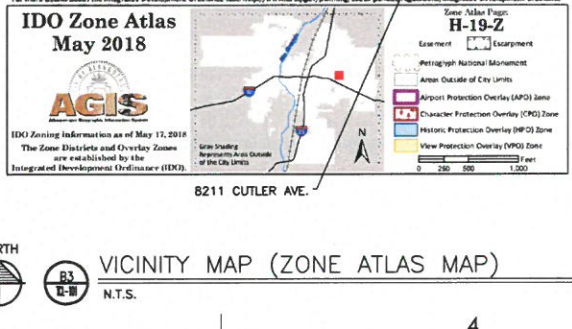
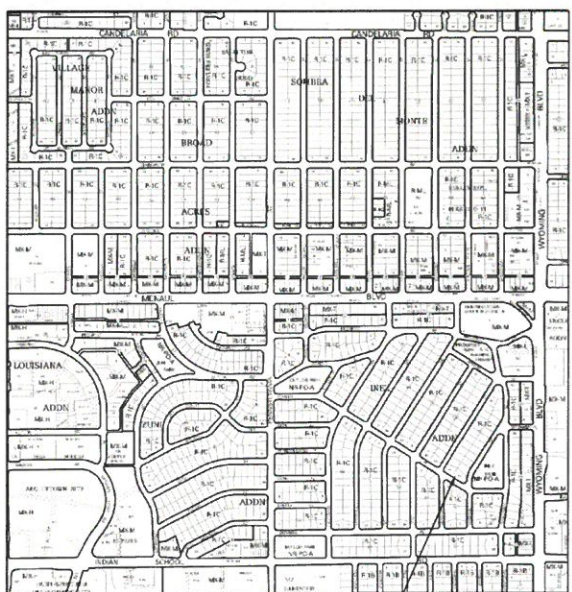
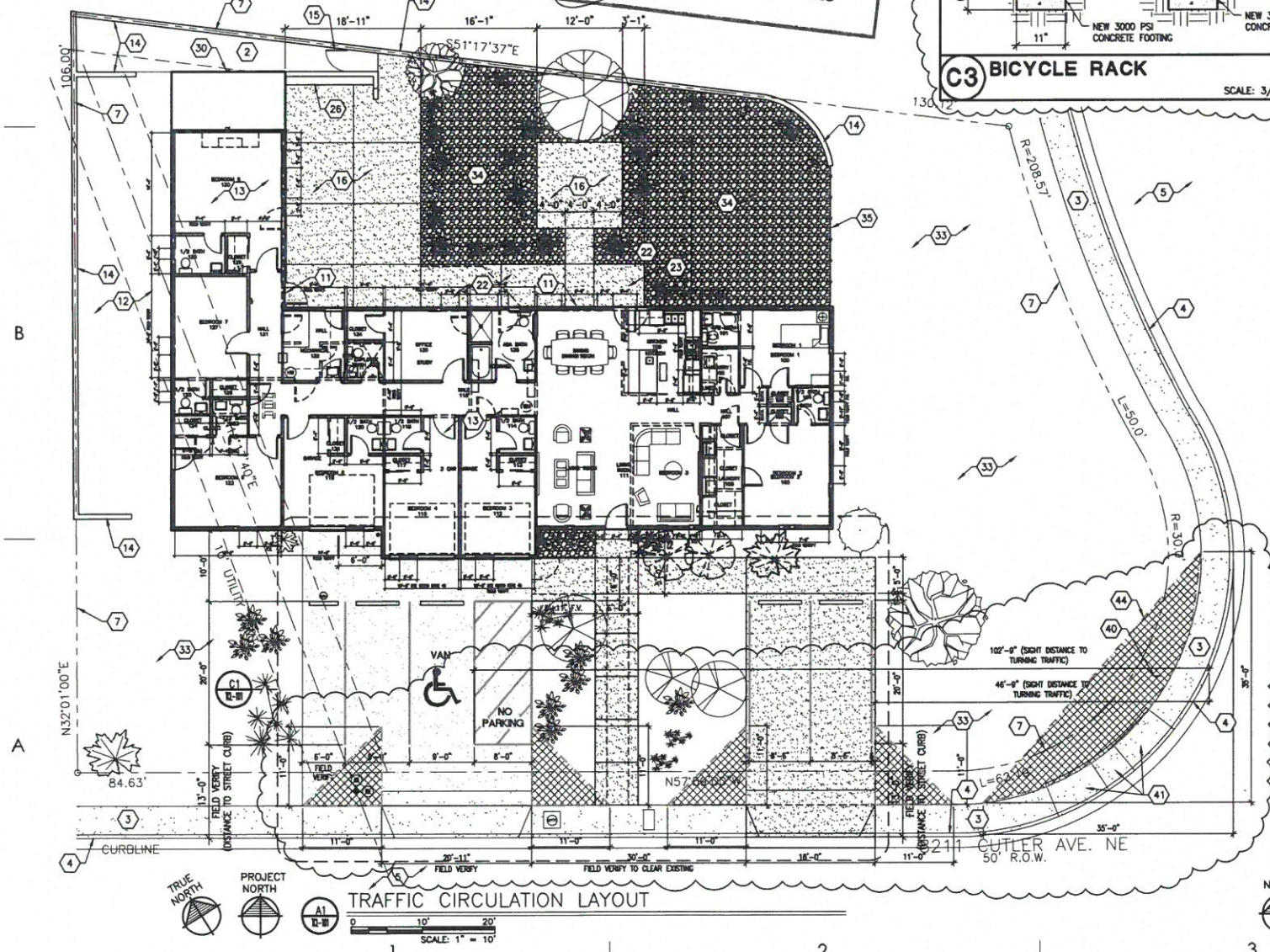
\xxx via: email
C: CO Clerk, File



ENLARGED TCL AT PARKING

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed: [Signature] Date: 03/24/2020



GENERAL NOTES

A. ALL SIDEWALK, CURB & GUTTER AND RAMPS ALONG VISTA DEL SOL DRIVE MUST BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS. UNPAVED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK CURB & GUTTER. IF REPLACEMENT IS NEEDED, SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 - SECTION 2400 PARKING DETAILS FOR PAVING DRAWING NUMBER 2415A - CURB CUT DETAILS. 2415B - GUTTER DETAILS, AND 2430 - SIDEWALK DETAILS.

B. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE DESIGNER AND OWNER.

C. PER C.O.A. SOLID WASTE ALL WORK NEW WORK, CONSTRUCTION, ETC. TO NOT INTERFERE EXISTING SOLID WASTE SERVICE AT SITE.

PROPERTY INFORMATION

ADDRESS: 8211 CUTLER AVE NE, ALBUQUERQUE, NM 87110
LEGAL DESCRIPTION: LT 13 & PORT OF LT 14 BLK 7 INEZ ADDITION CONT .2537 AC +/-
DEVELOPMENT TYPE: EXISTING HOME RENOVATION TO AN ASSISTED LIVING RESIDENCE
IDO ZONE DISTRICT: R-1C
IDO DISTRICT DEFINITION: SINGLE- (LARGE LOT)
IDO CATEGORY: RESIDENTIAL
DEVELOPMENT SIZE: 3,351 SQUARE FEET (TOTAL AREA)
LOT SIZE: .2537 ACRES (INCLUDES HOME)

EXECUTIVE SUMMARY

A. GENERAL PROJECT LOCATION: NORTHWEST TO THE INTERSECTION OF WYOMING BLVD. AND INDIAN SCHOOL RD.
B. DEVELOPMENT CONCEPT FOR THE SITE: REMODEL/ UPDATE INTERIOR SPACES TO NEW ASSISTED LIVING RESIDENCE. 3 STANDARD PARKING SPACE WITH 1 ACCESSIBLE PARKING SPACE WILL BE MARKED AT RESIDENCE FRONT.
C. TRAFFIC CIRCULATION CONCEPT FOR THE SITE: TO REMAIN AS IS. PARKING IS MAINLY FOR STAFF. RESIDENTS DO NOT DRIVE BUT ARE PICKED UP AND DROPPED OFF BY FAMILY.
D. IMPACT ON THE ADJACENT SITES: ACCESSIBLE PARKING SPACES MARKINGS/ ACCESSIBLE SIGN WILL BE VISIBLE OFF OF CUTLER AVENUE.

PARKING CALCULATIONS

CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE: 14-16-3-1 (A) (7)
ONE SPACE + ONE SPACE PER 4 CLIENTS
NINE BEDS TOTAL PROVIDED

PARKING SPACES REQUIRED: 4 (3 STANDARD + 1 ACCESSIBLE)
ACCESSIBLE SPACES REQUIRED: 1

PARKING SPACES (OFF STREET) PROVIDED: 4 (3 STANDARD + 1 ACCESSIBLE)
ACCESSIBLE PARKING SPACES PROVIDED: 1

MOTORCYCLE PARKING REQUIREMENT (TABLE 5-5-4)
MOTORCYCLE SPACE REQUIRED: 1
MOTORCYCLE SPACE PROVIDED: 1

BICYCLE PARKING REQUIREMENT (TABLE 5-5-5)
BICYCLE SPACE REQUIRED: 3
BICYCLE SPACE PROVIDED: 3

LANDSCAPE REQUIREMENTS

TOTAL LOT AREA: 11,051 SQ.FT.
BUILDING AREA: 3,351 SQ.FT.
NET LOT AREA: 7,700 SQ.FT.
LANDSCAPE AREA REQUIRED (15% OF NET LOT AREA) 7,700 SQ.FT. X .15 = 1,155 SQ.FT.
(80% MINIMUM VEGETATED GROUND COVERAGE TO BE PROVIDED= 924 SQ.FT.)
LANDSCAPE AREA PROVIDED = 7,698 SQ.FT.
TOTAL = 7,698 SQ.FT. (924 SQ.FT. TO BE VEGETATED GROUND COVERAGE)

NUMBER OF RESIDENTS TO OCCUPY

8 RESIDENTS + 2 STAFF
10 TOTAL OCCUPANTS

KEYED NOTES

- EXISTING RESIDENCE MAIN ENTRY.
- EXISTING CONCRETE PAVING.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
- EXISTING ASPHALT PAVED STREET TO REMAIN.
- EXISTING CONCRETE DRIVE/ RAMP TO MEET COA STANDARDS. SEE GENERAL NOTE A THIS SHEET.
- EXISTING PROPERTY LINE TO REMAIN.
- EXISTING WATER METER TO REMAIN.
- NEW CONCRETE PAVED PARKING.
- NEW CONCRETE SIDEWALK/ RAMP TO DOOR LANDING TO BE 1:20 MAXIMUM SLOPE (NO HANDRAIL REQUIRED). DIMENSIONS PROVIDED FOR RAMP ARE FOR 1:20 SLOPE IF DIFFERENCE FROM EXISTING FINISH FLOOR IS 4". MORE RAMP IS REQUIRED TO ACHIEVE 1:20 IF GREATER THAN 4". SEE NOTE 25 IF 1:20 SLOPE IS NOT POSSIBLE WITH SPACE AVAILABLE. PROVIDE CONTROL JOINTS AND EXPANSION JOINTS AS SHOWN AND AS REQUIRED.
- TOP OF DOOR TRANSITION TO EXTERIOR TOP OF NEW CONCRETE PAVING IS NO GREATER THAN 1/2". PROVIDE ADA DOOR THRESHOLD.
- EXISTING DIRT AREA TO REMAIN.
- RESIDENCE.
- EXISTING SITE WALL TO REMAIN.
- EXISTING GATE TO REMAIN.
- NEW 4" CONCRETE PAVING WITH TURNDOWN EDGES AT EXPOSED SIDES WITH CONTROL/ EXPANSION JOINTS.
- PAINT/ STRIPING AS SHOWN FOR ENTERING VEHICLES TO STANDARD PARKING SPACE AS SHOWN. SEE BS/AS-501.
- NEW 4" CONCRETE SLAB FOR ACCESSIBLE PARKING. VERIFY COA MAXIMUM SLOPE REQUIREMENTS ARE MET- 1% MINIMUM AND 2% (1:50) MAXIMUM.
- NEW BLUE PAINTED PARKING SYMBOL. SEE DETAIL D3 THIS SHEET.
- NEW PARKING SIGN WALL MOUNTED. SEE DETAIL D4 THIS SHEET.
- EXISTING UTILITY POLE TO REMAIN. FIELD VERIFY LOCATION IS WITHIN VEHICULAR PARKING SPACE. MAKE NECESSARY ADJUSTMENTS NECESSARY TO AVOID UTILITY POLE BEING IN PARKING SPACE. PROVIDE 3'-0" 6" CONCRETE-FILLED STEEL PIPE (PAINT YELLOW) WITH TROWELED DOWN TOP AND 18"X18" CONCRETE FOOTINGS. NUMBER OF AND POSITION AS REQUIRED TO PROTECT UTILITY POLE FROM ENTERING VEHICLES TO STANDARD PARKING SPACE AS SHOWN. SEE BS/AS-501.
- NEW 4" CONCRETE SIDEWALK 2% (1:50) SLOPE MAXIMUM.
- NEW 4" CONCRETE LANDING WITH TURNDOWN EDGES AT EXPOSED SIDES.
- NEW STANDARD PARKING SPACES.
- SLOPE CONCRETE 1:20 SLOPE TO MEET 1:20 RAMP TO FRONT ENTRY ONLY IF RAMP IS NOT MET OTHERWISE MAKE PAVING FLAT.
- EXISTING OUTDOOR COUNTER/ BRICK WALL/ AND STORAGE TO REMAIN. REPAIR AND REFINISH PER OWNER'S DIRECTION.
- ADA ACCESSIBLE TO HAVE AT LEAST ONE FOOT HIGH X 2 INCHES WIDE. PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE AS SHOWN. (USE BLUE TRAFFIC GRADE PAINT).
- NEW CONCRETE DRIVE/ RAMP TO MEET COA STANDARDS. SEE GENERAL NOTE A THIS SHEET.
- EXISTING GAS METER TO REMAIN.
- EXISTING ELECTRICAL METER TO REMAIN.
- NEW CONCRETE PARKING BUMPER. (SEE DETAIL AS/ AS-501).
- "VAN" IN CAPITAL LETTERS TO BE AT LEAST ONE-FOOT HIGH X 2 INCHES WIDE. (USE BLUE TRAFFIC GRADE PAINT).
- EXISTING 6 FT. WIDE ADA COMPLIANT SIDEWALK PATHWAY TO REMAIN. IF NOT COMPLIANT, REPLACE WITH NEW ADA COMPLIANT SIDEWALK. IF NEW, PROVIDE TURNDOWN EDGES AT EXPOSED SIDES, SEE DETAILS B4 AND A4/ AS-501. DASHED LINE INDICATES PATHWAY FROM ADA PARKING SPACE ASLE TO ENTRANCE.
- NEW 6 FT. WIDE ADA COMPLIANT SIDEWALK PATHWAY TO REMAIN. LANDSCAPING AND SIGNAGE TO NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. REFERENCE CITY ORDINANCE 8-2-2-15 AND INTERSECTION CLEAR SIGHT TRIANGLE FIGURE 2 BY DEPARTMENT OF MUNICIPAL DEVELOPMENT TRAFFIC ENGINEERING. SEE SHEET AS-501 FOR DETAIL.
- BLUE PAINT/ STRIPING AS SHOWN AT ADA PARKING SPACES ONLY.
- DASHED DOT LINE INDICATES LINE OF SITE AREA/ TRIANGLE. LANDSCAPING AND SIGNAGE TO NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. REFERENCE CITY ORDINANCE 8-2-2-15 AND INTERSECTION CLEAR SIGHT TRIANGLE FIGURE 1. MINI CLEAR SIGHT TRIANGLE BY DEPARTMENT OF MUNICIPAL DEVELOPMENT TRAFFIC ENGINEERING. SEE SHEET AS-501 FOR DETAIL.

LANDSCAPING LEGEND

GRAVEL GROUND COVER
BUSH/ JUNIPER PLANT/ GROUND COVER
EVERGREEN TREE
DECIDUOUS TREE
CONCRETE PAVING

FREDDIE P. MONTOYA ARCHITECT
IN CONJUNCTION WITH
CASA DESIGN STUDIO
CASA DESIGN STUDIO (DESIGNER)
CONTACT NUMBER: 505.908.0066 C

PROFESSIONAL STAMP

STATE OF NEW MEXICO
FREDDIE P. MONTOYA
REGISTERED ARCHITECT

SANDIA VIEW ASSISTED LIVING
RENOVATIONS AT UPTOWN

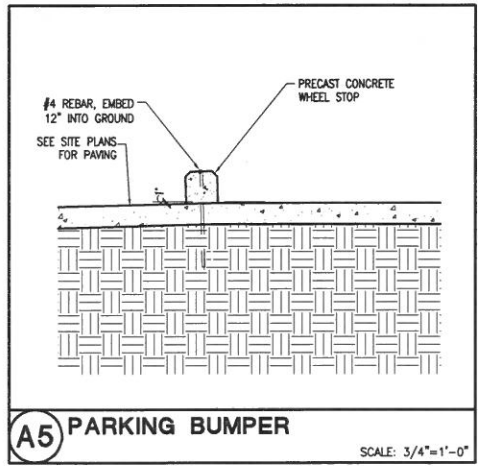
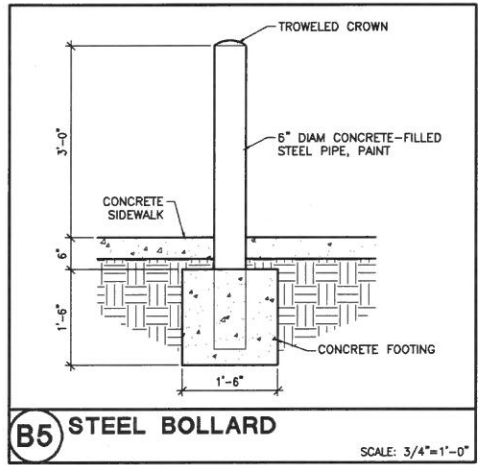
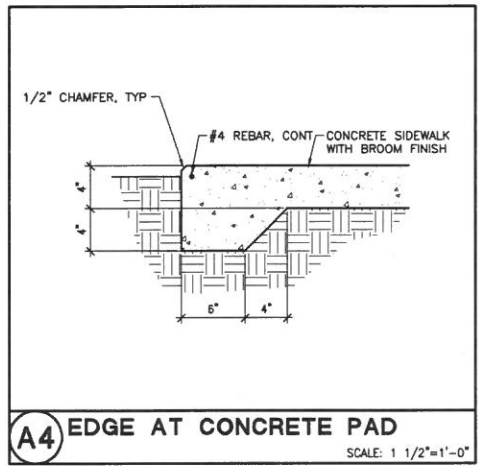
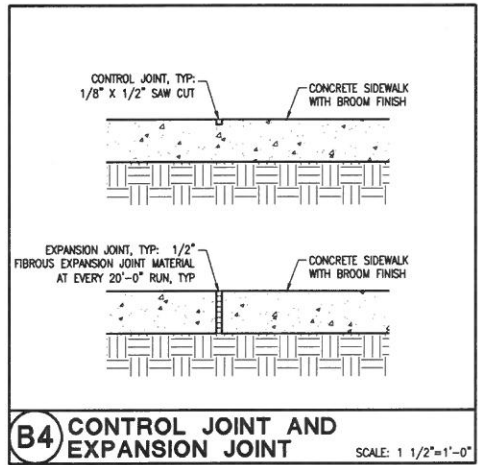
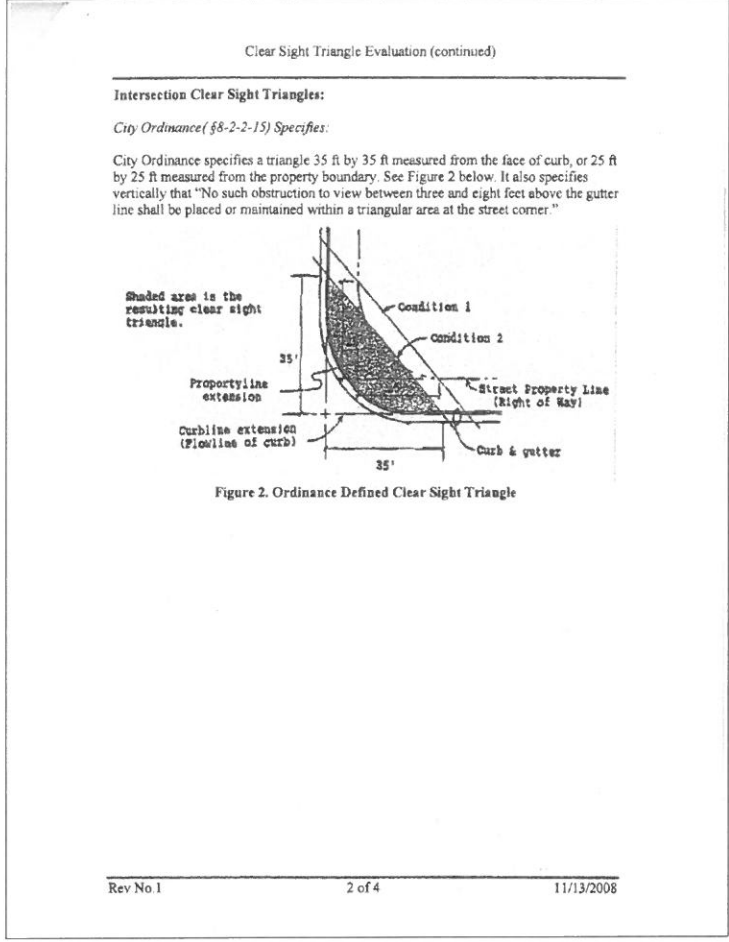
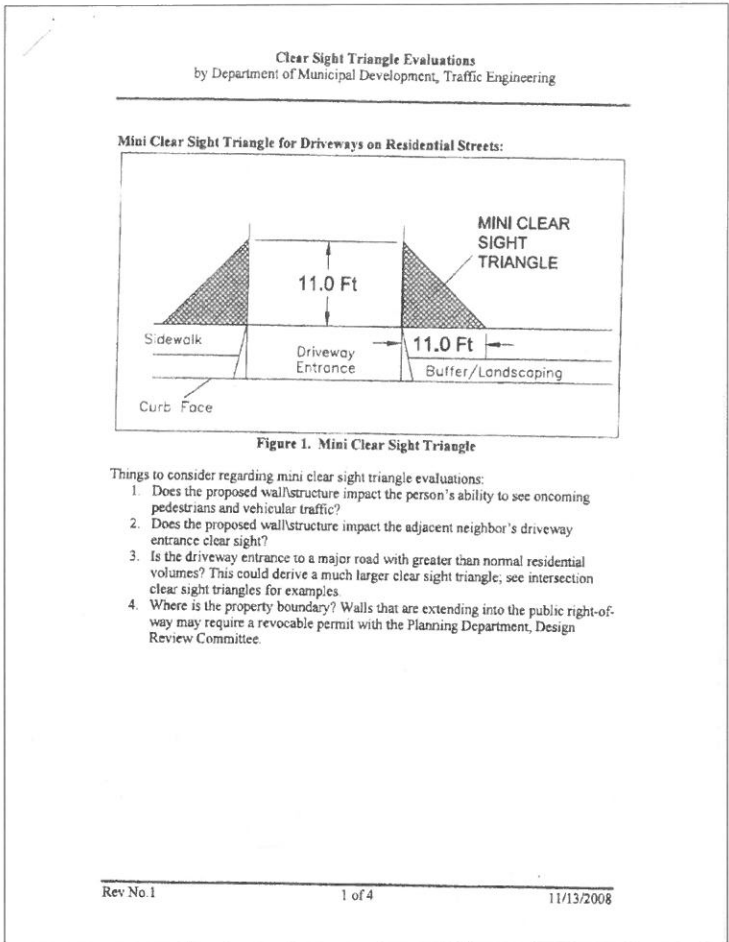
ALBUQUERQUE
NEW MEXICO

REVISION	DATE	DESCRIPTION

DRAWN BY: WA
CHECK BY: FM
DATE: FEBRUARY 03, 2020

SHEET NAME:
TRAFFIC CIRCULATION LAYOUT

SHEET NUMBER:
TCL-101



ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed 03/24/2020
date

D

FREDDIE P. MONTOTO ARCHITECT
IN CONJUNCTION WITH
CASA DESIGN STUDIO
CASA DESIGN STUDIO (DESIGNER)
CONTACT NUMBER:
505.988.0066 C

PROFESSIONAL STAMP



C

SANDIA VIEW ASSISTED LIVING
RENOVATIONS AT UPTOWN
ALBUQUERQUE
NEW MEXICO

B

REVISIONS		
REVISION	DATE	DESCRIPTION

A

100% CONSTRUCTION DOCUMENTS

DRAWN BY: WA
CHECK BY: FM
DATE: FEBRUARY 03, 2020

SHEET NAME:
ADDITIONAL
SITE
DETAILS

SHEET NUMBER:
AS-501